

10  
Mailed to  
Collier Title

221/102

Rec'd 50.00  
Ex. Pg. 117  
Date 11/7/25

**AFFIDAVIT OF CONVERSION TO REAL ESTATE**

The Undersigned swear (or affirm) that they are the owner(s) of the manufactured home (mobile home) known as:

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| Make: FLEET             | Serial Number: TNFLN27A05481GB                        |
| Year/Model: 1992 MH     | Kentucky Certificate of Title Number:<br>252870430040 |
| Additional Description: |                                                       |

has been or will be permanently affixed to real estate in Grayson County, Kentucky, as described in Deed Book 241, page 488, in said County. Pursuant to Chapter 186A, the aforementioned Kentucky Certificate of Title is hereby surrendered.

The Estate of Janice C. Robbins  
By: Paul Mitchell - EXC.  
Paul Mitchell, Executor

Street Address 302 Thomas Street

City, State and Zip Code Leitchfield, KY 42754

State of Kentucky

County of Hardin

The foregoing Instrument was subscribed, sworn to and acknowledged before me by , herein, this 6th day of November, 2025.

Myra H. Stewart

Notary Public  
If Out of State - Use Notary Seal  
Notary Printed Name:  
My Commission Expires:  
Notary ID#:



**MYRA H. STEWART**  
#KYNP24770  
NOTARY PUBLIC STATE of KY  
My commission expires Apr 29, 2029

Send receipt for the Title Surrender Fee and the original Conversion Affidavit to the Grayson County Clerk with a recording fee of \$50.00 to be filed in the real estate records.

AFFIDAVIT FOR PREVIOUSLY OWNED MANUFACTURED/MOBILE HOMES

As per KRS 227.605

**227.605 Class B1 seal required prior to sale or use as a dwelling of previously owned manufactured or mobile home transported into Commonwealth -- Homes installed before July 13, 2004, excepted.**

(1) No person shall transport into the Commonwealth of Kentucky any previously owned manufactured or mobile home for the purpose of resale or use as a dwelling in the Commonwealth of Kentucky unless the previously owned manufactured or mobile home has a B1 Seal attached to it prior to resale or use as a dwelling. The application and certification procedures for the attachment of the B1 Seal prior to the resale or occupancy of the manufactured or mobile home shall be set out by the office through the promulgation of administrative regulations in accordance with the provisions of KRS Chapter 13A. Nothing in this section shall require a person who owns a manufactured or mobile home in another state and who transports that manufactured or mobile home into the Commonwealth of Kentucky to use as that person's dwelling to obtain a Class B seal.

(2) Except for manufactured or mobile homes installed within the Commonwealth of Kentucky before July 13, 2004, no person shall sell, lease, rent, or furnish for use as a dwelling in the Commonwealth of Kentucky any previously owned manufactured or mobile home that does not bear a B1 Seal and which is not installed in compliance with the manufacturer's instructions, if available, or ANSI 225.1, Manufactured Home Installations.

Effective: July 13, 2004

History: Created 2004 Ky. Acts ch. 74, sec. 13, effective July 13, 2004.

Page 1 of 1

I, the undersigned do solemnly swear or affirm, that the previously owned manufactured/mobile home was installed in the Commonwealth of Kentucky prior to July 13, 2004, has not been moved from the site after July 13, 2004, and does not require the inspection from the State Fire Marshal per KRS 227.605 (2).

Name: The Estate of Janice Robbins

Address: 302 Thomas Street

City: Leitchfield County: Grayson

Manufacturer of Home: 1992 Fleet

Serial Number: INFLN27A05481GB HUD Label(s): \_\_\_\_\_

Paul D. Matthei Seller

Subscribed and sworn to before me this 6<sup>th</sup> day of 11, 2025

My Commission expires 4/29, 2029

Name of Notary Public: Myra H. Stewart



MYRA H. STEWART

#KYNP24770

NOTARY PUBLIC STATE of KY

My commission expires Apr 29, 2029

# COMMONWEALTH OF KENTUCKY CERTIFICATE OF TITLE

|                           |              |              |                  |                            |                        |                      |
|---------------------------|--------------|--------------|------------------|----------------------------|------------------------|----------------------|
| TITLE NO.<br>252870430040 | YEAR<br>1992 | MAKE<br>FLEE | MODEL NAME<br>MH | VIN/HIN<br>TNFLN27A05481GB | TITLE TYPE<br>ORIGINAL | MODEL NO.            |
| BODY TYPE                 | COLOR<br>GRY | NO. CYL      | ODOMETER         | MOTOR NO.                  | WEIGHT                 | PREV. TITLE NO/STATE |

BRAND(S)

DESIGNATIONS:

DATE OF ISSUE 10/23/25 FUEL

USAGE TAX PAID  
\$0.00

OWNER(S) NAME



T8

ROBBINS, JANICE JON  
20567 Sonora Hardin Springs Rd  
Eastview KY 42732-9734



☐ Additional Owner(s):

REMARKS:

FIRST LIENHOLDER

| FIRST LIEN              |        | SECOND LIEN             |        |
|-------------------------|--------|-------------------------|--------|
| Notation No             | County | Notation No             | County |
| Filing Date             |        | Filing Date             |        |
| Released By             |        | Released By             |        |
| County Clerk's use Only | Date   | County Clerk's use Only | Date   |

SECOND LIENHOLDER

I certify that the Department of Vehicle Regulation has exercised due diligence in examining an application for a certificate of title for the above described vehicle and to the best of our knowledge and belief the applicant whose name appears above is the lawful owner of the apparently legitimate vehicle described herein.



Commissioner, Department of Vehicle Regulation, Kentucky Transportation Cabinet

CONTROL NO. C37223745

\*\*\* TRANSFER OF TITLE BY OWNER: 49 USC SEC. 32705 AND KRS 190.300 REQUIRE THAT YOU STATE THE VEHICLE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE, OR PROVIDING A FALSE STATEMENT, MAY RESULT IN PENALTIES. \*\*\*

## FIRST DEALER ASSIGNMENT

The undersigned owner hereby certifies that the vehicle described in this title has been transferred to the following (print name and address of transferee/buyer):

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.

\*\*\*\* CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK \*\*\*\*

- ☐ 1. The mileage stated is in excess of its mechanical limits.  
☐ 2. The odometer reading is not the actual mileage. WARNING — ODOMETER DISCREPANCY

Transferor/Seller Signature \_\_\_\_\_ Transferee/Buyer Signature \_\_\_\_\_

Transferor/Seller Printed Name \_\_\_\_\_ Transferee/Buyer Printed Name \_\_\_\_\_

Date of Transfer \_\_\_\_\_ Seller/Dealer No. \_\_\_\_\_ Buyer/Dealer No. \_\_\_\_\_

Sworn or affirmed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ My Commission expires \_\_\_\_\_ MM DD YY \_\_\_\_\_ Signature/Title \_\_\_\_\_

Commission No. \_\_\_\_\_

## SECOND DEALER ASSIGNMENT

The undersigned owner hereby certifies that the vehicle described in this title has been transferred to the following (print name and address of transferee/buyer):

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.

\*\*\*\* CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK \*\*\*\*

- ☐ 1. The mileage stated is in excess of its mechanical limits.  
☐ 2. The odometer reading is not the actual mileage. WARNING — ODOMETER DISCREPANCY

Transferor/Seller Signature \_\_\_\_\_ Transferee/Buyer Signature \_\_\_\_\_

Transferor/Seller Printed Name \_\_\_\_\_ Transferee/Buyer Printed Name \_\_\_\_\_

Date of Transfer \_\_\_\_\_ Seller/Dealer No. \_\_\_\_\_ Buyer/Dealer No. \_\_\_\_\_

Sworn or affirmed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ My Commission expires \_\_\_\_\_ MM DD YY \_\_\_\_\_ Signature/Title \_\_\_\_\_

Commission No. \_\_\_\_\_

DEALER ONLY

DEALER ONLY

DEALER ONLY

DEALER ONLY

A. PLACE THE NEW STICKER DIRECTLY ON THE CORNER OF THE LICENSE PLATE.

B. Make sure the area where the new sticker is to be placed is clean and dry.

C. Peel the new sticker from the backing and place on license plate.

D. Press the sticker onto the plate to make sure it is firmly affixed.

1. You must have this certificate in order to renew the registration of this vehicle before the expiration date.

**THERE IS NO GRACE PERIOD ON ANY DECAL EXPIRATION DATE.**

A. Passenger cars and motorcycles are on a year-round registration system and may be renewed two months before the expiration date of this vehicle.

B. For commercial vehicles registered under KRS 186.050(3) through (14), the certificate will be valid through March 31.

C. Trailer registration will also be valid through March 31.

D. Motorboats expire April 30 of each year.

2. This certificate (or a copy) must be carried in this vehicle (except motorcycle) at all times and be available for inspection by any peace officer.

3. Making a false statement in any part of this application will subject the party to a fine of not less than \$20.00 nor more than \$100.00 as set out in KRS 186.990(1)

K  
Y



**COMMONWEALTH OF KENTUCKY  
CERTIFICATE OF REGISTRATION**



PLATE NUMBER

CONTROL NO.

TRANSACTION DESCRIPTION

PREV. PLATE NO.

25-311-043-0-TA-00079

EXPIRES PLATE DESCRIPTION REGIST. WT. REGIST. EXEMPTION

VEHICLE TYPE VEHICLE IDENTIFICATION ODOMETER TITLE NO.  
Manufactured Home TNFLN27A05481GB 252870430040

VEH. YR. B-STYLE COLOR MAKE MODEL  
1992 HS GRY FLEETWOOD MH

NOT VALID FOR TRANSFER OF OWNERSHIP  
OWNER(S) NAME(S) ADDRESS  
ROBBINS, JANICE J  
20567 SONORA HARDIN SPRINGS RD  
EASTVIEW KY 42732

LIEN INFORMATION:

LIEN 1:

LIEN 2:

LESSEES/EMPLOYEES::

DATE OF ISSUE CLERK I.D.  
11/07/2025 Its

COUNTY CLERK: Tonya Kessinger  
COUNTY OF ISSUANCE: GRAYSON



Comments: CCN

SIGNATURE

|                |                |        |
|----------------|----------------|--------|
| USAGE TAX      | TAXABLE VALUE  | \$0.00 |
|                | 6% TAX         | \$0.00 |
|                | TAX CREDIT     | \$0.00 |
| REG FEE        | STATE FEE      | \$0.00 |
|                | CLERK FEE      | \$0.00 |
| TITLE FEE      | STATE FEE      | \$0.00 |
|                | CLERK FEE      | \$0.00 |
| LIEN           | LIEN FEES      | \$0.00 |
| AD VALOREM TAX | ASSESSED VALUE | \$0.00 |
|                | ASSESSED YEAR  | 0      |
|                | NO. OF YEARS   | 0      |
|                | TOTAL AD VAL.  | \$0.00 |
|                | CLERK LIEN FEE | \$0.00 |

TOTAL PAID: \$0.00



Grayson County Clerk  
Tonya Kessinger, County Clerk  
GRAYSON COUNTY Branch  
Clerk: LTS



Type: Original

Receipt #: lts251107104352

Date: 11/7/2025 10:44:00 AM EST

| Description                                                           | Title #              | KY # | Amount        |
|-----------------------------------------------------------------------|----------------------|------|---------------|
| ROBBINS, JANICE JON<br>1992 FLEETWOOD MH<br>Conversion to Real Estate | 252870430040         |      |               |
| MISC                                                                  |                      |      | \$1.00        |
| <b>Total:</b>                                                         |                      |      | <b>\$1.00</b> |
|                                                                       | Check Payment 100579 |      | -\$1.00       |
|                                                                       | Change Due           |      | \$0.00        |

Tendered

25-P-00156 08/14/2025

WTT

PG240

Rec'd 47.~

Stacie Blain, Grayson Circuit Clerk

Ex. Pg. \_\_\_\_\_

TT/240

Date 9/12/2025

AOC-805.1  
Rev. 12-23  
Page 1 of 1

Doc. Code: OPP;  
OWF; or OFID

Commonwealth of Kentucky  
Court of Justice www.kycourts.gov

KRS 394.145; 395.015; 395.016



ORDER PROBATING WILL;  
AND/OR APPOINTING  
EXECUTOR/ADMINISTRATOR

Case No. 25-P-00156

Court DISTRICT

County Grayson

Division PROBATE

IN RE: Estate of JANICE C. ROBBINS

☐ Petition filed this 13TH day of AUGUST, 2025

☐ Will tendered this 13TH day of AUGUST, 2025

Upon hearing, the Will offered was proven by SELF-PROVEN and ORDERED  
PROBATED as the Last Will and Testament of Decedent this 10 day of SEPTEMBER, 2025

The Court appoints: PAUL MITCHELL as ☒ Executor/Executrix OR

☐ Administrator/Administratrix of said estate and fixes bond in the sum of \$ 50,000.00 ☐ with surety OR

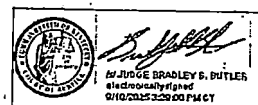
☒ without surety.

(Check if Executor/Executrix or Administrator/Administratrix is a nonresident)

☐ The Court designates \_\_\_\_\_, whose address is \_\_\_\_\_

\_\_\_\_\_, as agent for the service of process in any action filed against  
the above-appointed Executor/Executrix or Administrator/Administratrix as personal representative or personally if the  
action accrued in the administration of the estate.

SEPTEMBER 2025  
Date



Judge's Signature

Distribution: Case File  
Revenue Cabinet (Petition and Order)

STATE OF KENTUCKY  
COUNTY OF GRAYSON  
THIS IS TO CERTIFY THAT THE FOREGOING  
ORDER IS A TRUE AND CORRECT COPY  
AS FILED IN THE OFFICE OF STACIE BLAIN,  
GRAYSON CIRCUIT COURT CLERK THIS 11 DAY  
OF September 20 25  
D.C.

Tendered  
Entered

25-P-00156 08/14/2025

25-P-00156 09/10/2025

Stacie Blain, Grayson Circuit Clerk  
Stacie Blain, Grayson Circuit Clerk

Presiding Judge: MON STEVEN D. ANDERSON

OPW: 7416894374200001

Tendered

25-P-00156 08/14/2025

Stacie Blain, Grayson Circuit Clerk

NOT ORIGINAL DOCUMENT

AOC-805.1  
Rev. 12-23  
Page 1 of 1

Doc. Code: OPP;  
OWF; or OFID

Commonwealth of Kentucky  
Court of Justice [www.kycourts.gov](http://www.kycourts.gov)

KRS 394.145; 395.015; 395.016



ORDER PROBATING WILL;  
AND/OR APPOINTING  
EXECUTOR/ADMINISTRATOR

Case No. 25-P-00156  
09/26/2025 11:41 PM  
LEE.DURHAM12@GMAIL  
Court DISTRICT  
County Grayson  
Division PROBATE

IN RE: Estate of JANICE C. ROBBINS

☐ Petition filed this 13TH day of AUGUST, 2025

☐ Will tendered this 13TH day of AUGUST, 2025

Upon hearing, the Will offered was proven by SELF-PROVEN and ORDERED  
PROBATED as the Last Will and Testament of Decedent this 10 day of SEPTEMBER, 2025

The Court appoints: PAUL MITCHELL as ☒ Executor/Executrix OR

☐ Administrator/Administratrix of said estate and fixes bond in the sum of \$ 50,000.00 ☐ with surety OR

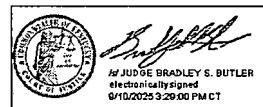
☒ without surety.

(Check if Executor/Executrix or Administrator/Administratrix is a nonresident)

☐ The Court designates \_\_\_\_\_, whose address is \_\_\_\_\_

\_\_\_\_\_, as agent for the service of process in any action filed against  
the above-appointed Executor/Executrix or Administrator/Administratrix as personal representative or personally if the  
action accrued in the administration of the estate.

SEPTEMBER, 2025  
Date



Judge's Signature

Distribution: Case File

Revenue Cabinet (Petition and Order)

Tendered  
Entered

25-P-00156 08/14/2025

25-P-00156 09/10/2025

Stacie Blain, Grayson Circuit Clerk  
Stacie Blain, Grayson Circuit Clerk

NOT ORIGINAL DOCUMENT

AOC-805 Doc. Code: PPW;  
Rev. 12-23 PWF; or PAF  
Page 1 of 3

Commonwealth of Kentucky  
Court of Justice [www.kycourts.gov](http://www.kycourts.gov)  
KRS 394.145; 395.015; 395.016



**PETITION FOR PROBATE OF WILL;  
AND/OR APPOINTMENT OF  
EXECUTOR/ADMINISTRATOR**

Case No. 00/2625025 12:01:29 PM  
Court LEE DURHAM12@GMAIL  
DISTRICT  
County Grayson  
Division PROBATE

**IN RE: Estate of JANICE C. ROBBINS**

Decedent's Information: SSN: 403-58-7787 Birthdate: 11-10-1942 Date of Death: 08-10-2025

Last Address: 302 Thomas Street, Box 4

Leitchfield, Kentucky 42754

Decedent died: ☐ Intestate (without a Will) ☒ Testate (with a Will)

☒ **PROBATE OF WILL**

PETITION FOR

☒ **APPOINTMENT OF EXECUTOR/EXECUTRIX**

☐ **APPOINTMENT OF ADMINISTRATOR/ADMINISTRATRIX**

Petitioner states there has been no previous administration in the Decedent's estate in Kentucky or elsewhere. Further, Petitioner states that the statements in the caption are true, and that the names of the surviving spouse, heirs at law and next of kin known to Petitioner are as follows (use additional paper if necessary):

Name: DEBRA CLEMONS Relation: DAUGHTER Age: ADULT

Address: Leitchfield, Kentucky 42754

Name: PAUL MITCHELL Relation: BROTHER Age: ADULT

Address: 4001 Nina Drive

Owensboro, Kentucky 42301

Name: n/a Relation:  Age:

Address:

Decedent owned/had interest in the following **real estate** with estimated market values as noted:

residence located at 302 Thomas Street, Box 4, Leitchfield, Kentucky 42754

Decedent owned/had interest in the following **personal property** with estimated market values as noted:

Carmel Home - refund - money on account \$2,000.00

personal property, household furnishings, etc. \$5,000.00

Estimated Total: \$ 7,000.00

Petitioner is indebted to or owes Decedent \$ 0.00.

☒ Petitioner applies for probate of Decedent's Will, filed herewith, which is his/her Last Will and Testament.

☒ Petitioner prays PAUL MITCHELL, whose address is  
4001 Nina Drive

Owensboro, Kentucky 42301

be appointed ☒ Executor/Executrix ☐ Administrator/Administratrix of said estate and who offers as surety on the bond  
the following: \_\_\_\_\_

(Check if applicable) ☐ The above-named Executor/Executrix or Administrator/Administratrix requesting appointment  
is a nonresident of this state and designates \_\_\_\_\_, a resident of this county,  
residing at \_\_\_\_\_ as his/her agent for the service of  
process in any action filed against him/her as personal representative or personally, provided that such personal action  
accrued in the administration of the estate.

All the foregoing statements are true.

Petitioner's Signature: Paul Mitchell Phone No.: 270-231-3228

Petitioner's Name (Printed): PAUL MITCHELL

Petitioner's Address: 4001 Nina Drive

Owensboro, Kentucky 42301

The foregoing was duly subscribed, sworn and acknowledged before me by Paul Mitchell, this  
13th day of August, 2025.

For Notaries: My commission expires: 8-16-2029. My notary ID number is: 33772.

Heather Smith

Notary Public, State At Large or Circuit Clerk/D.C.

This certifies this Petition was prepared or subscribed by the undersigned in accordance with the meaning and tenor of  
Kentucky Civil Rule No. 11. (Attorney must prepare and present separate order. You may use AOC-805.1, AOC-806,  
or AOC-840, as appropriate.) (To be filed in duplicate.)

Attorney's Signature: Phillip W. Smith Phone No.: 270-259-4025

Attorney's Name (Printed): PHILLIP W. SMITH - KBA#65700

Address: 127 E. White Oak Street

Leitchfield, Kentucky 42754

NOT ORIGINAL DOCUMENT

09/26/2025 12:01:29 PM

LEE.DURHAM12@GMAIL

## WAIVER

We, the undersigned, surviving spouse and next of kin of the above-named Decedent, resident of \_\_\_\_\_  
County, Kentucky, hereby waive notice of the hearing of the Petition and if applicable, the presentation of said Decedent's  
Will for probate and/or appointment of fiduciary, and request the Court to appoint \_\_\_\_\_  
as ☐ Executor/Executrix ☐ Administrator/Administratrix.

State of Kentucky, County of Grayson...SCT

This instrument was filed for record on the

7 day of November 20 25

at 8:48 o'clock A M and duly recorded in

Misc Book 221 Page 102

of the records of this office.

Att. Tonya Kessinger, Clerk

By Ch. Blain Deputy Clerk